

BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

August 15, 1974

BOARD OF APPEAL REFERRALS

1. Z-3141-3142, Richard Corsi, 8& 10 Andria Road, Hyde Park
2. Z-3153, 702 Realty, Inc., 702A-718 Centre Street,
Jamaica Plain
3. Z-3157, Public Facilities Department, John F. Kennedy
Family Service Center, 23A Moulton Street
Charlestown
4. Z-3160, Anthony Lacey, 4 Tyndale Street, Roslindale
5. Z-3161, New England Deaconess Hospital, 1 Autumn Street
Boston
6. Z-3162, Joseph A. & Irma Festa, 860 VFW Parkway
West Roxbury

MEMORANDUM

August 15, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 9/10/74

Petition No. Z-3141-3142

Richard Corsi

8 & 10 Andria Road, Hyde Park

Petitioner seeks six variances to erect two two-family dwellings in a residential (R-.5) district. Proposal violates the Code as follows:

8 & 10 Andria Road

Req'd

Prop

Section 14-2. Lot area for additional dwelling unit is insufficient.

3000sf/du 1213sf/du

Section 15-1. Floor area ratio is excessive

0.5

0.6

Section 20-1. Rear yard is insufficient

32 ft.

20 ft.

Property, located near the intersection of George Street, contains the shell of the proposed dwellings (first floor framing completed). In 1973, petitioner submitted a similar proposal. The Authority recommended approval of one dwelling, however, the petition was subsequently denied by the Board of Appeal. Staff still considers the two dwellings excessive and contrary to the single family nature of the street. Recommend approval of one two-family dwelling.

VOTED: That in connection with Petition Nos. Z-3141-3142, brought by Richard Corsi, 8 & 10 Andria Road, Hyde Park, for six variances to erect two two-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval of only one two-family dwelling. Proposal as submitted is excessive and contrary to the single family nature of the street.



Z-3141-42
8-10 ANDRIA ROAD
(H.P.)

SLEY G ROSS
PLAYGROUND

Board of Appeal Referrals 8/15/74

Hearing Date: 9/10

Petition No. Z-3153

702 Realty Inc.

702A-718 Centre Street, Jamaica Plain

Petitioner seeks a forbidden use and a change in a non conforming use for a change of occupancy from stores, restaurant and dry cleaners to stores and restaurant in a residential (R-.5) and general business (B-1) district. Proposal violates the Code as follows:

Section 8-7. A retail store is forbidden in an R-.5 district.

Section 9-2. A change in a non conforming use requires a Board of Appeal hearing.

Property, located near the intersection of Harris Avenue, contains a one-story masonry structure. Essentially, a former retail dry cleaning store would be converted to a retail shoe store. Proposal is desirable and consistent with other local business establishments along this commercial strip. Recommend approval.

VOTED: That in connection with Petition No. Z-3153, brought by 702 Realty Inc., 702A-718 Centre Street, Jamaica Plain, for a forbidden use and a change in a non-conforming use for a change of occupancy from stores, restaurant and dry cleaners to stores and restaurant in a residential (R-.5) and general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposal is desirable and consistent with other local business establishments along this commercial strip.

Z-3153
702 A-718 CENTRE ST.
(J.R.)



Board of Appeal Referrals 8/15/74

Hearing Date: 8/27/74

Petition No. Z-3157

Public Facilities Department

John F. Kennedy Family Service Center

23A Moulton Street, Charlestown

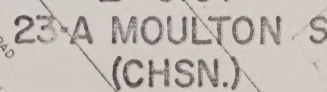
Petitioner seeks a conditional use to increase the capacity of a day care center from 60 to 100 children in an apartment (H-1) district. The proposal violates the Code as follows:

Section 8-7. Day care center for more than 60 children is conditional in an H-1 district.

Property, located near the intersection of Vine Street, contains a two-story structure. The former Kent Grade School had accommodated approximately 240 pupils daily. The JFK facility primarily serves low income families in the community and conforms with requirements for conditional use.

Recommend approval.

VOTED: That in connection with Petition No. Z-3157, brought by the Public Facilities Department and John F. Kennedy Family Service Center, 23A Moulton Street, Charlestown, for a conditional use to increase the capacity of a day care center from 60 to 100 children in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The facility primarily serves low income families in the community and conforms with requirements for conditional use.



Board of Appeal Referrals 8/15/74

Hearing Date: 8/27

Petition No. Z-3160

Anthony Lacey

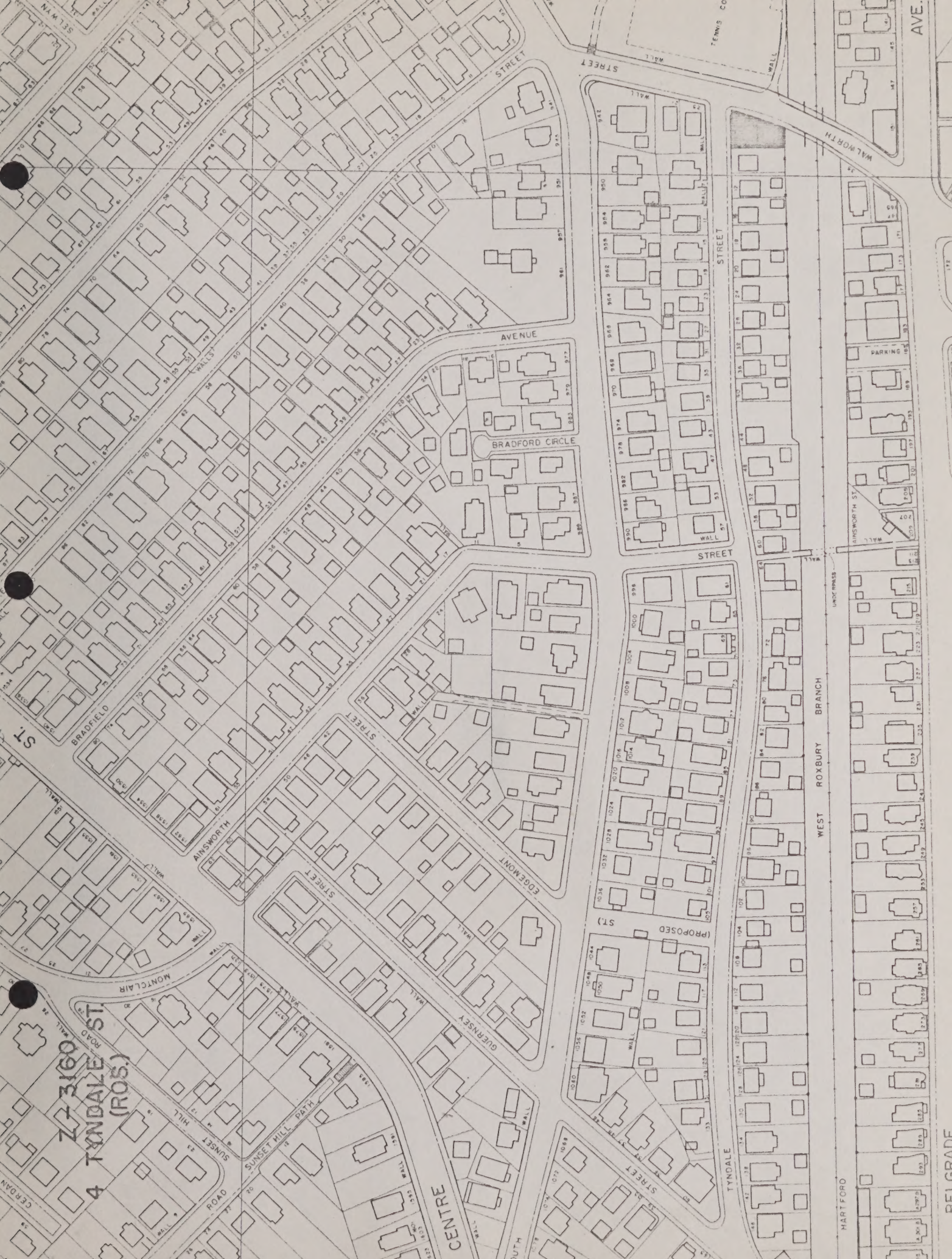
4 Tyndale Street, Roslindale

Petitioner seeks a forbidden use and a variance for a change of occupancy from a one-family dwelling to a two-family dwelling in a residential (R-.5) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in a residential (R-.5) district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	3000 sf/du	0

Property, located at the intersection of Walworth Street, contains a 2½ story frame fire damaged structure. Proposal would eliminate a blighting influence and restore the dwelling to an occupancy compatible with this one and two family neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-3160, brought by Anthony Lacey, 4 Tyndale Street, Roslindale, for a forbidden use and a variance for a change of occupancy from a one-family dwelling to a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal would eliminate a blighting influence and restore the dwelling to an occupancy compatible with this one and two-family neighborhood.



27-3160
4 TYNDALE ST.
(ROS.)

WEST ROXBURY BRANCH

HARTFORD

BEI GRADE

Board of Appeal Referrals 8/15/74

Hearing Date: 9/10

Petition No. Z-3161

New England Deaconess Hospital
1 Autumn Street, Boston

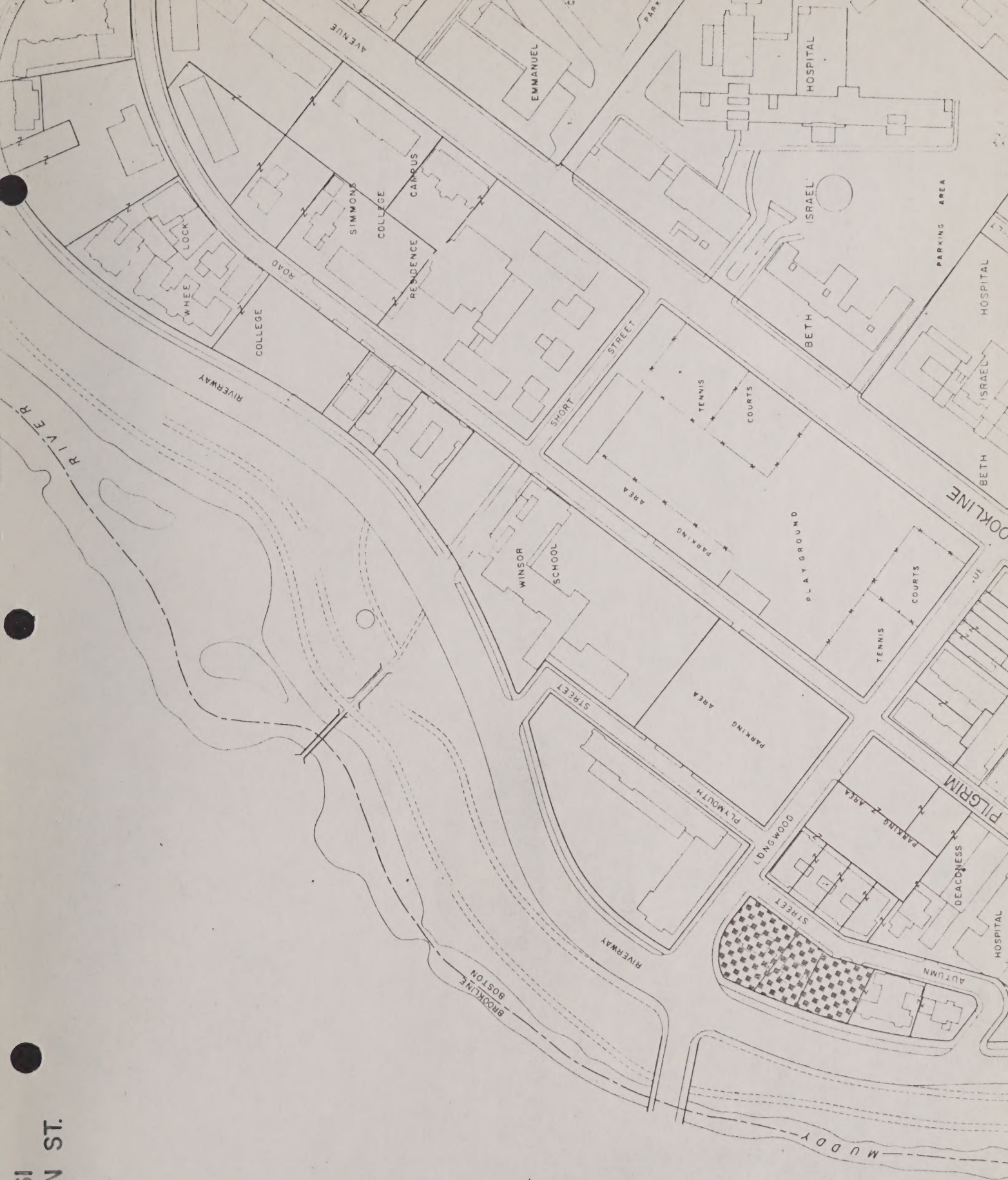
Petitioner seeks two conditional uses and four variances to erect a seven-story school of nursing and dormitory in an apartment (H-2) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dormitory is conditional in an H-2 district.		
Section 8-7. A school of nursing is conditional in an H-2 district.		
Section 15-1. Floor area ratio is excessive	2.0	3.0
Section 18-1. Front yard is insufficient.	20 ft.	0
Section 20-7. Rear yard is insufficient.	20 ft.	0
Section 23-8. Off street parking facilities not provided on the main lot to which they are accessory are subject to Board of Appeal approval.		

Property, located at the intersection of Longwood Avenue in the Fenway Urban Renewal Area, contains 25,864 square feet of land. The proposed facility, which has been granted a certificate of need, would accommodate classrooms, conference rooms, offices and dormitory space for 176 students and advisors. Two parking garages, owned by the petitioner, are located nearby on Francis Street and Pilgrim Road. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3161, brought by New England Deaconess Hospital, 1 Autumn Street, Boston, for two conditional uses and four variances to erect a seven-story school of nursing and dormitory in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3161
AUTUMN ST.
(B.P.)



Board of Appeal Referrals 8/15/74

Hearing Date: 8/27

Petition No. Z-3162
Joseph A. & Irma Festa
860 VFW Parkway, West Roxbury

Petitioner seeks a forbidden use to erect a swimming pool in a single family (S-.5) district. Proposal violates the Code as follows:

Section 8-7. A swimming pool which is less than four feet from a property line is forbidden in an S-.5 district.

Property, located near the intersection of Atlantis Street, contains a two-story frame structure. Pool is existing. The violation, four inches, would not have a significant effect on abutting properties.
Recommend approval.

VOTED: That in connection with Petition No. Z-3162, brought by Joseph A & Irma Festa, 860 VFW Parkway, West Roxbury, for a forbidden use to erect a swimming pool in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Minimal violation would not have a significant effect on abutting properties.

ST. JOSEPH'S CEMETERY



Z-3162
860 VFW PARKWAY
(W.R.)